



County of San Diego - Fallbrook

Design Review Checklist

SITE LAYOUT DESIGN GOALS:

- All development proposals should show evidence of harmony with the arrangement of building forms and landscape design of neighboring properties.
- Maintain the "Street Wall" along Main Street and Mission Road, and pedestrian character on Town Center side streets.
- Encourage pedestrian activity, active building frontages and usable pedestrian areas.
- Maintain the continuity of the character of existing buildings.
- Locate parking lots away from street view.
- Plant street trees along building frontages.
- Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

SITE LAYOUT DESIGN STANDARDS

Guideline
Reference

Plot Plan Complies
(Y/N/NA)

See Comment Sheet

Building Location & Orientation

1	The project's arrangement of buildings, open spaces and landscape elements is coordinated with that of adjacent sites. Buildings and open spaces are located so that surrounding development shares access to sunlight, air circulation and views. (See Illustration)	A3.1(p17)		
2	Along Main Street and Mission Road in the Town Center District, the project maintains the street wall with zero setbacks. Where provided, gaps created by recessed pedestrian courtyards or other areas facing the street do not exceed 50% of the building frontage setback. (See Illustration)	B1-A(p38)		
3	In the Town Center Side Streets district, buildings are either located on the front property line or the front setback provides pedestrian oriented features such as seating or covered walkways.	B1-B(p43)		
4	In commercial areas outside of the Town Center, not less than 30% of the building abuts the minimum 15-foot Landscaped Street Edge Zone. (See Illustration)	B2(p45)		
5	Developments of more than one structure organize the buildings in a manner that aggregates open space to create cohesive and useful outdoor spaces which provide opportunities for social activities such as shaded areas for seating or areas for meetings or recreational activities.	A1.5(p13)		



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	SITE LAYOUT DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
6	Sidewalks in front of new buildings have a paving material and pattern that is either representative of a predominant pattern already existing in the neighborhood or one that reflects the character of the building's design.	A3.1(p18)		
	Parking Lot Location, Access & Connections			
7	Parking and service areas are located and landscaped to screen public view from roads and neighboring properties.	A1.4(p13)		
8	In Town Center and Multi-family developments, the project parking areas are not located between the buildings and the street.	B1-A.2(p39) B1-B.2.a(p43) B3.5.a(p49)		
9	In Town Center and Multi-family developments, access to the parking lot is taken from alleys. If an alley is not available, access is taken from the rear yard. If alley access and rear yard access are not available, then access is taken from a side street. If all previous access options are not available, access is taken from the primary frontage street.	B1-A.2.A(p39) B1-B.2.b(p44) B3.5.a(p49)		
10	For commercial developments, curb cuts are the minimum width required by the County Public Road Standards and the County Design Standards.	B1-A.2.b(p39) B1-B.2.b(p44) B2.2(p46)		
11	In the Town Center, where access is off Main Street or Mission Road, the apparent setback, height, width and architectural design of the building facades along these streets are similar and without intervening open spaces between buildings. (See Illustration)	B1-A.2.b(p39)		
12	Parking lots that abut a public street are setback at least: <ul style="list-style-type: none"> 10 feet from the property line in the Town Center 15 feet in commercial areas outside the Town Center 20 feet in Industrial and Multi-family areas (See Illustration: p45, p54)	B1-A.2.c(p40) B1-B.2.a(p43) B2.1(p45) B3.1(48) B4.1(p54)		
13	The project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways and common service/delivery areas. If not provided, applicant provides justification as to why not. (See Illustration)	A1.4(p13) A3.1(p17)		



ARCHITECTURAL DESIGN GOALS:				
<ul style="list-style-type: none"> Recognize the linkage potential of old and new projects. Respect the scale of the community with regard to the apparent height and width of new buildings. Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing. Buildings should incorporate natural landscape features as design elements. 				
ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
14	The height of the project's wall, cornice, or parapet lines match that of adjacent buildings, or window lines, belt courses, and/or other horizontal elements are placed or patterned to reflect the same elements on neighboring buildings. (See Illustration)	A3.2(p18)		
15	Building with continuous wall planes over 50 feet in length incorporate changes in plane and architectural features that provide areas of shade and shadow. (See Illustration)	A4.1(p19)		
16	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses to provide depth and quality. (See Illustration)	A4.1(p20)		
17	Changes in the orientation of a roof's pitch or in the height of adjacent stories is accompanied by plan offsets that recede and/or advance portions of the façade to add shade and shadow. (See Illustration)	A4.1(p20)		
18	Buildings do not exceed 35 feet in height. (See Illustrations)	A4.1(p20) B1-A.3(p40)		
19	In the Town Center Main Street and Mission Road area, glazing area is greater than 50% of the façade on the first floor. The percentage of glazing area on the second floor is less than the percentage on the first floor, (See Illustration)	B1-A.3(p40)		
20	In the Town Center Main Street and Mission Road area, building entrances are clearly apparent through the use of building forms and materials. (See Illustration)	B1-A.3(p41)		
21	In the Town Center Main Street and Mission Road area, buildings that face the street use roof forms such as gables, false fronts, and articulated and simple parapets. (See Illustration)	B1-A.3(p41)		
22	Outdoor habitable spaces provide opportunities for social activities such as shaded areas for seating or dining or areas for meetings or recreational activities.. (See Illustration)	A4.6(p22)		
Multi-Building Projects				
23	The project's structures and buildings share a similar design.	A4.2(p20)		
24	Facades and roof lines facing streets, parking areas and residential neighbors are consistent throughout the development in design, color, and materials.	A4.2(p20)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
25	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material similar to the principal sides of the building(s).	A4.2(p20)		
	Elevations and Building Materials			
26	Architectural elements and signage are integrated into the design of the façade.	A4.3(p21)		
27	Material changes are perpendicular to architectural planes/elements such as chimneys, projections, or pilasters. (See Illustration)	A4.3(p21)		
28	Project uses one or more of the following building materials: <ul style="list-style-type: none"> Portland cement plaster (stucco) over masonry or wood frame. Exposed timber beams and columns. Brick, adobe brick, and native stone. Concrete and concrete masonry with textured surfaces and integral color. Simulated, non-combustible wood siding. 	A4.3(p21)		
29	The project does not use any of the following building materials: <ul style="list-style-type: none"> Large areas of glass where the glazing area is greater than 33% of the facade, except at pedestrian level store fronts.. High contrast color glazed masonry. Glass curtain walls. 	A4.3(p21)		
30	Windows and doors are recessed to create shadow lines. (See Illustration)	A4.5(p22)		
31	In the Town Center Main Street and Mission Road area, exterior colors are muted and consistent with surrounding development.	B1-A(p38)		
	Roof Forms			
32	Outside of the Town Center, the roof form is gabled, hip or shed and ranges in pitch from 4:12 to 6:12.	A4.4(p21)		
33	Roof overhangs create shadow lines. (See Illustration)	A4.4(p22)		
34	If the project proposes a flat roof, it is characteristic of the architectural style of the structure. (See Illustration)	A4.4(p22)		
35	If the project proposes a flat roof that is not characteristic of the architectural style of the structure, the structure incorporates shed roofs, trellises covering exterior walkways or loggias. (See Illustration)	A4.4(p22)		
	Fences and Walls			
36	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. For residential projects, when solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.	A4.7(p23)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
37	<p>The wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none">• Native or manufactured stone (highly encouraged)• Portland concrete masonry with cement plaster finish• Cement plaster over framing• Detailed wrought iron• Wood• Brick or adobe	A4.7(p23)		
38	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none">• Chain link or open wire, except where heavily screened by landscape.• Corrugated metal• Bright colored materials• Reed material	A4.7(p23)		



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LANDSCAPE DESIGN GOALS: <ul style="list-style-type: none"> The citizens of Fallbrook take pride in their natural setting and agricultural heritage. The rugged foothills which are interwoven throughout the community are dotted with orderly rows of citrus and avocado groves. Views into scenic valleys provide vistas of ranches nestled there. It is the quality and character of this landscape which community members want to preserve and see interpreted in new construction throughout Fallbrook. Fallbrook is concerned about fire prevention and defensible space as well as water conservation. These concerns are a very important aspect of building and planning. 				
	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Plant Selection Guide and Landscape Manual			
39	Plant selection, other than trees, follows the recommendations of the Fallbrook Plant Selection Guide of the Fallbrook Design Guidelines and the County Water Efficient Landscape Design Manual.	A5.1(p24)		
40	Street trees on Main Street and Mission Road in the Town Center are planted within the sidewalk at approximately 20 feet on center and, unless located under overhead wires, include one or more of the following species: <ul style="list-style-type: none"> Agonis Flexuosa (Peppermint Tree) Arbutus unedo (Strawberry Tree) Bauhinia variegata (Orchid Tree) Geijera parviflora (Australian willow) Jacaranda mimosifolia (Jacaranda) Magnolia grandiflora (Southern Magnolia) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental pear) Pyrus Kawakamii (Evergreen Pear) Calistemon viminalis Lophostemon confertus (Brisbane Box) Chitalpa tahkentensis (Chitalpa) Koelreuteria integrifoliola (Chinese Flame Tree) 	B1-A.4(p42)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
41	<p>Trees planted under overhead wires must not exceed 25 feet at maturity and include one or more of the following species:</p> <ul style="list-style-type: none"> • Bauhinia X blakeana (Hong Kong Orchid tree) • Lagerstomeria Hybrids (Muskogee, Tuscarora) • Cercis Canadensis (Eastern Redbud) • Hymenosporum flavum (Sweet shade) • Chionanthus retusus (Chinese Fringe Tree) 			
42	<p>Acceptable tree species are as follows:</p> <ul style="list-style-type: none"> • Species named in Item 40 • Species name in Item 41 • Phoenix roebelenii (Pygmy date) • Sabal minor • Chamaerops hunilis • Chamaedorea seifrizi • Rhapidophyllum hystrix <p>Unacceptable tree species are as follows:</p> <ul style="list-style-type: none"> • All Eucalyptus • Palms that exceed 20 feet at maturity such as: <ul style="list-style-type: none"> ○ Archontophoenix ○ Brahea (Mexican Blue) ○ Standard Cocos (Coconut palm) ○ Julaea (Chilean Wine Palm) ○ Livistona (all) ○ Phoenix (all) ○ Pritchardia (all) ○ Rhapalostylis (all) ○ Roystonea (all) ○ Sabal (all) ○ Syagrus romanzoffianum (aka Arecastrum romanzffinum) ○ Washingtonia (all) ○ Caryota (all) 			
43	Trees or vegetation do not interfere with the lighting of parking areas and walkways.			
44	Areas not used for building, parking or other designated functions are planted.	A5.2(p25)		
45	Creeping shrubs are used in place of traditional "ground cover."	A5.1(p25)		
46	Areas of turf grasses are limited to parks or other active use areas such as ball fields or recreational uses.	A5.1(p25)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
47	Courtyards, patios and other outdoor activity spaces include a choice of shaded and sunny areas, a variety of plants, and covered and uncovered outdoor passages.	A6(p28) B1-A.1(p38) B1-A.4(p42) B1-B.1(p43)		
	Preservation of Significant Trees			
48	No healthy, well-formed oak tree with a diameter of more than 8 inches, or any two trunks with a combined diameter of 12 inches, as measured four and one-half feet above the root crown will be removed.	A.2(p14)		
49	With the exception of eucalyptus trees, no healthy, well-formed tree with a diameter of more than 12 inches, or any two trunks with a combined diameter of 16 inches or more, as measured four and one-half feet above the root crown will be removed.	A.2(p14)		
	Perimeter & Parking Lot Landscaping			
50	There is a minimum of 5 feet between the perimeter of the parking lot and the building, except for industrial developments.	B1-A.2.c(p40) B1-B.3.c(p44) B2-3.c(p47) B3.6.d(p53)		
51	One tree is provided for every 300 square feet of total area: <ul style="list-style-type: none"> In the Town Center, between the building and street property line. In the Town Center, between the parking lot and front or side street. In side and rear yards, where provided. In commercial areas outside of the Town Center, in the 15 foot deep Landscaped Street Edge Zone. In the 20-foot deep Landscaped Street Edge Zone for industrial developments. 	B1-A.2.c(p40) B1-B.3.b(p46) B3.6.c(p 52) B4.4.a(p55)		
52	In commercial developments, one tree is provided for every 100 square feet of total area between the interior property line and edge of the parking lot.	B1-B.2.b(p44) B2.3.b(p47)		
53	Every parking space is located within 30 feet of the trunk of a tree, except for industrial developments.	B1-B.3.a(p44) B2.3.a(p47) B3.6.b(p52)		
54	All required trees are 24" box minimum size.	B1-B.3.a(p44) B2.3.a(p47) B3.6.b(p52) B4.4.b(p56)		
55	In the following areas, shrubs shall be a minimum height of 30" after 2 years growth to provide a visual screen of parking areas: <ul style="list-style-type: none"> Between the building and street property line in the Town Center Between the parking lot and front or side street property in the Town Center In side and rear yards, where provided. In Industrial areas, the minimum height of shrubs shall be 5 feet after 2 years growth.	B1-B.3.a(p44) B2.3.b(p47) B3.6.b(p 52) B4.4.b(p55)		
56	Except in the Town Center, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area whenever a non-residential parking area abuts a residential use. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.	B2.2(p46) B4.4.b(p56)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
57	Industrial developments are screened from public view by plantings in combination with walls or fences.	B4.3(p55)		

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SIGNAGE DESIGN GOALS:				
<ul style="list-style-type: none"> Signs in Fallbrook should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent. 				
	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	General Design Criteria			
58	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Town Center.	A7.1(p28)		
59	All overhead signs have minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1(p28)		
	Permitted Sign Types			
60	<p>The project signage is one or more of the following types: (See Illustrations)</p> <ul style="list-style-type: none"> Awning Valance: A sign or graphic attached to or printed on an awning's valance (not permitted in multi-family). Monument: A sign supported by one or more uprights or braces on the ground, not exceeding 4 feet in height. Hanging: A sign attached to and located below any eave, canopy, or awning. Kiosk: A small freestanding structure which has one or more surfaces (not permitted in multi-family). Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall (not permitted in multi-family). Wall: A sign affixed directly to an exterior wall or fence. Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed (not permitted in multi-family). Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height. 	A7.2(p28)		
	Prohibited Signs Types			
61	<p>The Project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> Roof and parapet signs. Pole signs over 6 feet high. Portable or mobile signs. Signs which cover or interrupt architectural features. 	A7.4(p30)		



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	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Commercial and Industrial Development			
62	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have one frontage):</p> <ul style="list-style-type: none">• For frontages up to 100 lineal feet, the total sign area is limited to one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet.• For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet.• For projects with more than one tenant:<ul style="list-style-type: none">○ One sign to identify the complex allowing one square foot of sign area per lineal foot of total project frontage up to 75 square feet; and○ For each individual tenant on a public street or private drive, ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet.○ One building directory sign not exceeding 10 square feet in size may be allowed at each public entrance.	A7.3.a(p29)		
63	Kiosk signs are limited to 8 feet in height and only used on private property. They are consistent with the materials and design used in the surrounding development.	A7.3.a(p29)		
	Multi-Family Residential Development			
64	Project signage is one or more of the following sign types: Wall, Hanging, Single Pole Hanging or Monument.	A7.3.c(p29)		
65	There is no more than one sign per multi-family residential development entry from a public street or road.	A7.3.c(p29)		
66	Sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units.	A7.3.c(p29)		



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	LIGHTING DESIGN GOALS: <ul style="list-style-type: none">Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.			
	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
67	All lighting fixtures are full cutoff and fully shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight.	A8.1(p31)		
68	Service area lighting does not spill onto adjacent areas.	A8.1(p31)		
	Size, Color & Materials			
69	Overhead luminaires in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	A8.2(p31)		
70	All luminaires in residential parking areas are 15 feet or less, except at streets, driveways.	A8.2(p31)		
71	Overhead walkway lighting is between 8-12 feet.	A8.2(p31)		



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BUILDING EQUIPMENT AND SERVICES GOALS				
<ul style="list-style-type: none">Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties.				
	BUILDING EQUIPMENT & SERVICES DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
72	Where alleys exist, all service areas, delivery entrances, loading docks and refuse facilities are located off the alley.	A9(p32)		
73	In larger commercial developments, service and loading areas are separated from main circulation and parking areas.	A9(p32)		
74	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is of durable materials that match or are consistent with the architecture of the principal buildings.	A9(p32)		
75	Utility meters are located in service or screened areas.	A9(p32)		
76	Exterior surface mounted utility boxes are designed, painted or screened to blend with the design of the buildings to which they are attached.	A9(p32)		
77	Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties and pedestrian oriented areas.	A9(p32)		
78	Roof mounted equipment is screened.	A9(p32)		
79	Solar panels are integrated with the architectural design of the building to which they are attached, or are otherwise screened.	A9(p32)		



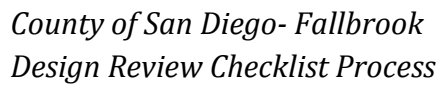
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MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS:				
<ul style="list-style-type: none"> Minimize the impacts of parking on the residential character of the street. Provide useable open space. Provide landscaping which enhances the feeling and scale of residential streets and properties. 				
	MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
80	A minimum 20 foot planted front yard setback is provided along all front and side street property lines.	B3.1(p48)		
81	200 square feet of group usable open space, as defined in Section 1110 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> Concrete and asphalt are not used None is located on a roof. 	B3.3(p49)		
82	100 square feet of private usable open space, as defined in Section 1110 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> Private spaces on ground have a minimum dimension of 8 feet and are screened from public view Decks used for upper floor have a minimum dimension of 6 feet Living spaces open directly onto outdoor spaces 	B3.4(p49)		
83	Carports and garage design match the architecture of the principal building.	B3.5.a(p49)		
84	Views to parking areas are screened from public streets, adjacent properties and usable open space areas.	B3.5.a(p50)		
85	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least one space wide planted with at least one tree.	B3.5.b(p50)		
86	Landscaped pockets separate adjacent double garage doors.	B3.5.b(p50)		



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INDUSTRIAL DEVELOPMENT GOALS:				
<ul style="list-style-type: none"> • Provide a landscape Street Edge Zone • Screen Roof Top Equipment, Storage Yards and Parking Lots 				
	INDUSTRIAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
87	The Project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls. This area is interrupted only by access driveways or pathways. Storage yards, loading areas, parking, or similar uses are not allowed in this area. (See Illustration)	B4.1(p54)		
88	Pedestrian circulation and building location is on the street side of the property. (See Illustration)	B4.1(p54)		
89	Offices and similar small scale elements face the street.	B4.1(p54)		
90	The Project provides on-site open space.	B4.1(p54)		
91	The exterior walls materials use integral color and texture such as precast concrete, brick, split faced block or ribbed metal wall systems.	B4.2(p54)		
92	Building entrances are located at the street frontage. (See Illustration)	B4.2(p54)		
94	When a wall exceeds 50 feet and is visible from off-site, the project adds pilasters, reveals, colors and material changes, or plan offsets to the wall. (see item 17 above for explanation of plan offsets)	B4.2(p54)		
95	Where flat roofs are visible, the project uses parapets and roof aggregate that is earth tone in color and covers the entire roof surface.	B4.2(p55)		
96	Metal roof systems with integral color use earth tones and are not bright-colored, highly reflective, or use unpainted galvanized metal.	B4.2(p55)		
97	Industrial roof top equipment is screened from view, enclosed in a housing which is similar to the architecture of the main building, or painted to match the roof color.	B4.3(p55)		



Example:

#	Comment on Checklist Standard
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Applicant hereby agrees to comply with the applicable design review checklist standards for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Fallbrook Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards, provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date